

<b>Applicant</b>	Southern Port Land, LLC/Dockside Lofts	
<b>Request</b>	Site Plan Review/Waterway Use/RMM-25	
<b>Location</b>	1480-1490 S.E. 15 Street	
<b>Legal Description</b>	Herzfeld’s Addition to Lauderdale Harbors, P.B. 35, P.22 Block 3, Lots 11 and 12	
<b>Property Size</b>	17,820 S.F. or 0.41 acres	
<b>Zoning</b>	RMM-25	
<b>Existing Land Use</b>	Vacant	
<b>Future Land Use Designation</b>	Residential Medium High	
<b>Comprehensive Plan Consistency</b>	Consistent with Future Land use Element, Permitted Uses, Residential Uses.	
<b>Other Required Approvals</b>	City Commission Request for Review	
<b>Applicable ULDR Sections</b>	47-23.8. Waterway Use 47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility 47-20, Parking 47-21, Landscaping	
<b>Setbacks/Yards</b> <b>Front (n)</b> <b>Rear (s)</b> <b>Side (e)</b> <b>Side (w)</b>	<b>Required</b>	<b>Proposed</b>
	25’	66’
	20’	20’
	½ the height or 18’-4”	18’-4”
	½ the height or 18’-4”	18’-4”
<b>Lot Density</b>	0.41 ac. X 25 = 10.25 max.	8
<b>Lot Size</b>	5,000 S.F. min.	17,820 S.F.
<b>Lot Width</b>	50’	120’
<b>Building Height</b>	55’ max.	36’-8”
<b>Structure Length</b>	200’ max.	83’-4 ½”
<b>VUA Landscaping</b>	1,160 S.F.	2,666 S.F.
<b>Total Landscaping required</b>	6,237 S.F.	7,048 S.F.NA
<b>Open Space</b>	NA	N/A
<b>Parking</b>	16	17
<b>Notification Requirements</b>	Sign posting 15 days prior to Planning and Zoning Board meeting	
<b>Action Required</b>	Approve, Approve with Conditions or Deny	
<b>Project Planner</b>  <b>Authorized By</b>  <b>Approved By</b>	<b>Name and Title</b>	<b>Initials</b>
	Lois A. Udvardy, Planner II,	
	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

**Request:**

This request is for Waterway Use approval (Sec-47-23.8) for a multifamily residential development. The site abuts the Seminole River and must be reviewed as a Site Plan Level III.

**Project Description:**

The applicant proposes to construct an 8-unit loft style residential building 36'-8" in height with six (6) boat slips which are for the use of the upland owners only. The applicant describes the style as modern Art-Deco architecture. The site is currently vacant. The RMM-25 zoning would permit ten (10) units on this site; the applicant is proposing eight (8) units.

**Parking and Traffic:**

The proposed eight (8) units require sixteen (16) parking spaces; the applicant is providing seventeen (17). A traffic study was not required as the development only generates approximately forty seven (47) trips per day, well under the one thousand (1,000) trips required for a traffic impact study.

**Adequacy and Neighborhood Compatibility:**

The applicant has submitted a narrative outlining compliance with Sec. 47-25.2, Adequacy Requirements and Sec. 47-25.3, Neighborhood Compatibility as attached to the plan sets.

**Waterway Use:**

The applicant has submitted a narrative addressing how this development complies with Sec. 47-23.8, Waterway Use. Staff concurs the development preserves the character of the neighborhood and waterway. The applicant has provided a context plan (Sheet A-8) indicating the uses and number of stories of the properties within approximately four hundred and fifty feet (450') in each direction as well as the uses across the waterway to the south. A twenty foot (20') landscaped yard is being provided on the waterway.

**Comprehensive Plan Consistency:**

The proposal is consistent with the use and density limits permitted in the residential medium high land use category.

**Prior Reviews:**

This proposal was reviewed by the Development Review Committee on December 23, 2003 and all comments have been addressed.

**Planning & Zoning Board Review Options:**

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

**Staff Determination:**

The neighborhood has a diverse group of building types mostly older with a few, more recently developed structures. The heights vary from two (2) to five (5) stories. The maximum permitted height in this district is fifty five (55'). This project proposes a height of 36'-8". The proposed development meets all setbacks including the one-half the height requirement. The applicant is providing the twenty foot (20') landscaped yard on the waterway and is not asking approval for any encroachments into this yard. The applicant will be constructing a new seawall and six (6) boat slips. There will not be any back out parking and sidewalks and street trees will be provided which will improve the appearance of the area.

Staff concurs this development will harmonize with other development in the area and meets all ULDR requirements for a Waterway Use approval.

**Should the Board approve the proposed development, the following conditions are proposed by staff:**

1. A Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval.

**City of Fort Lauderdale**  
**Building Services Division Construction Debris Mitigation Policy**

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant